



Dundridge Cottage Gilberts Hill, St. Leonards - HP23 6NT

In Excess of £1,250,000

 **TIM RUSS**
& Company



Dundridge Cottage Gilberts Hill

St. Leonards, Tring

- Charming Period Cottage
- Wonderful Chilterns Location
- 0.66 Acre Garden
- 4/5 Bedrooms
- 2 Bathrooms
- 3/4 Reception Rooms
- Kitchen/Breakfast Room with AGA
- Large Garage



Dundridge Cottage Gilberts Hill

St. Leonards, Tring

A charming 4/5-bedroom 17th-century cottage set in large, private gardens high in the Chilterns. Extended over time, it offers spacious, versatile accommodation with original character throughout, including exposed beams and a lovely inglenook fireplace. The south-facing ground floor enjoys garden views from most rooms. The entrance hall leads to a light double-aspect kitchen/breakfast room with AGA, a study with wine cellar, and a cosy sitting room featuring an inglenook, baker's oven and doors to the garden.

Annexe:

Self-contained with separate entrance, including living room with kitchen area, bedroom and shower room—ideal as a studio or fifth bedroom.

Bedrooms:

Master bedroom with private staircase, exposed beams, large en-suite and dressing room. A single bedroom and a further generous double-aspect bedroom are accessed from the main staircase, along with a cloakroom.

Outside:

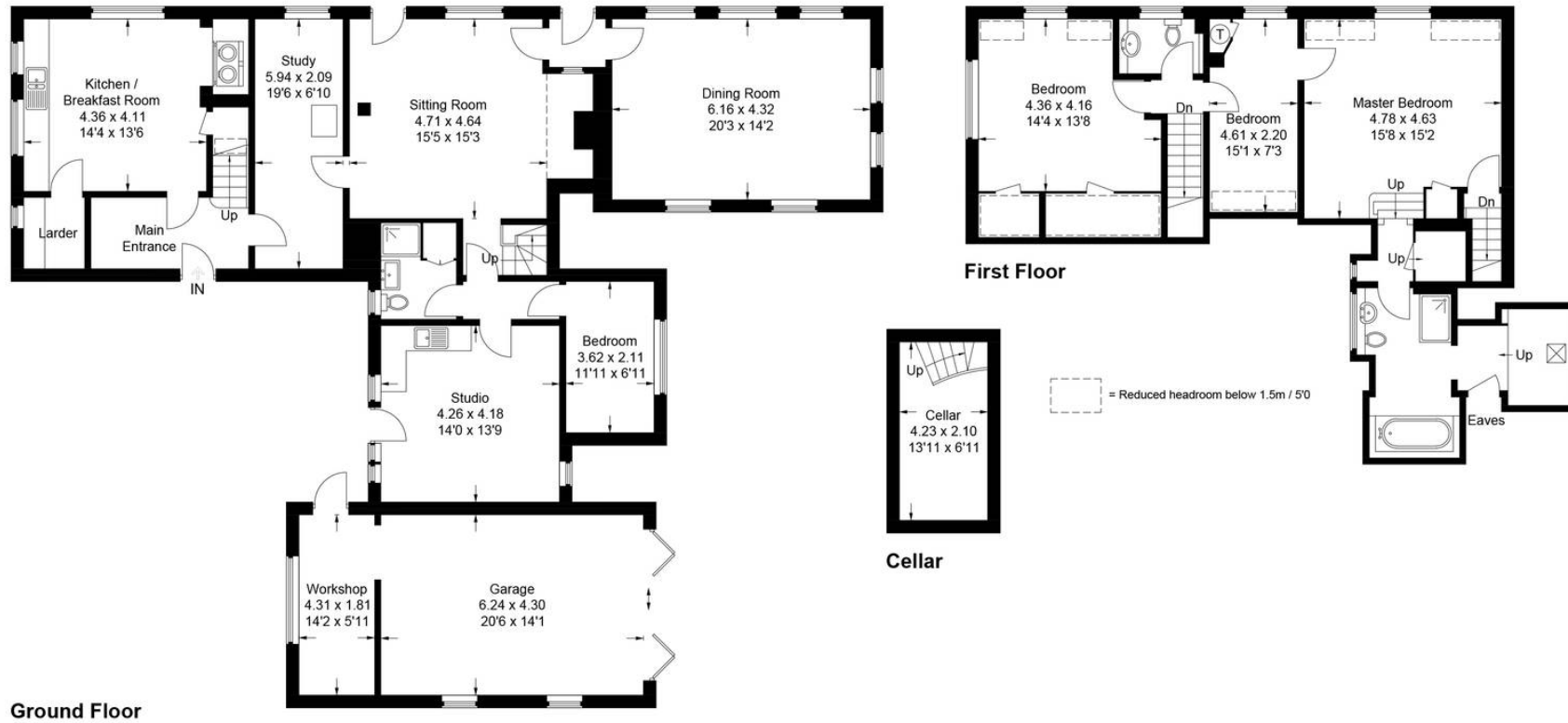
Ample parking, large garage and beautiful wraparound gardens with lawns, mature trees, colourful borders, decking, brick-built BBQ, vegetable garden and apple trees.

Services:

Mains water, electricity, drainage; oil-fired heating; fibre broadband.

Council Tax: H | Freehold | EPC: F.





Dundridge Cottage

Approximate Gross Internal Area

Cellar = 8.9 sq m / 96 sq ft

Ground Floor = 138.5 sq m / 1,491 sq ft

First Floor = 80.5 sq m / 866 sq ft

Garage / Workshop = 35.9 sq m / 386 sq ft

Total = 263.8 sq m / 2,839 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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